

Sanpete County Planning Commission Meeting

May 13, 2015, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Joe Nielsen, Gene Jacobson, Loren Thompson, Nathan Palmer, Leon Day, Paul Rasmussen, K. Rex Brown, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen. (Curtis Ludvigson was excused.)

Meeting was called to order by Co-Chair Loren Thompson. Chair, Joe Nielson arrived late and took over.

DAVID AND KRISTEN JORGENSEN'S REQUEST FOR A 4 LOT MINOR SUBDIVISION LOCATED NORTH OF MANTI PARCELS 6864 AND 6864X2.

David & Kristen Jorgensen were present. Mr. Thompson reviewed Mr. Jorgensen's request. Mr. Scott Olsen explained the site of the subdivision and sewer lines and high-pressure gas lines. They will have to use septic tanks. Mr. Jorgensen presented the mylar of the property. Mr. Jacobson explained his concerns about the subdivision versus the Manti City General Plan. Mr. Jacobson feels that Manti City needs to be aware that it would be up to them to regulate the road going through the property. Brenda Madsen, an adjacent property owner, expressed concerns about new development bringing dogs into the area and getting into their sheep. Motion was made by Gene Jacobson to approve the 4 Lot Subdivision. The motion was seconded by Nathan Palmer, and the motion passed.

TODD AND AMY ANDERSON/ALTA TERRA RANCH REQUEST FOR A 3 LOT CLUSTER SUBDIVISION AND A PHASE DEVELOPMENT AGREEMENT FOR FUTURE LOTS ON PROPERTY LOCATED 1 ½ MILES NORTHWEST OF FAIRVIEW PARCELS #S-20948 AND S-20946 AND S20902X.

Mrs. Anderson and Leon Day were present. Leon Day was recused because of a conflict of interest, he being party to this request. Mr. Nielsen reviewed their request. Mr. Olsen explained that this request will be considered for concept and preliminary plan at this point. Mr. Day provided maps of the property and explained the plans for building lots. They will start with 3 lots, individually owned and private. Mr. Day explained that the Open Space indicated on the maps will be owned separately from the subdivision and will not require CC&Rs, as opposed to having Common Areas. He further explained that Open Space restricts use to agricultural use, and buyers would not be able to build houses. Mr. Olsen reported that he received a letter from the Water Department, stating that they are in favor of plans for the water system for this subdivision. Stuart Tanner, from the audience, asked questions about the property and the plans. Mr. Tanner stated that he did not have any problem with this subdivision. Mr. Day explained that he may have to dedicate his ownership of a county road to the County. After some discussion, the board felt that it

would be the commissioners decision to accept ownership of the road. Motion was made by Loren Thompson to approve the concept and preliminary cluster subdivision. The motion was seconded by Gene Jacobson, and the motion passed.

SANPETE COUNTY BUILDING OFFICIAL, TRACY CHRISTENSEN’S REQUEST FOR AN ADDITION TO THE LAND USE ORDINANCE TITLE 14.

Mr. Christensen explained that they county does not have an ordinance book. He suggests that these additions be added to the Land Use Ordinance Book. Mr. Christensen explained the addition to Land Use Ordinance Title 14 Chapter 90 ENFORCEMENT: 14.90.115 Closure/Expiration of a Building Permit. (Please see attached document.) Mr. Rasmussen asked who would police this issue. Mr. Christensen stated that they don’t have a policing program as of yet.

Mr. Christensen then addressed proposed amendments to the Wildland Urban Interface Code. (Please see attached document.) Motion is made by Leon Day to add Chapter 90 ENFORCEMENT: 14.90.115 to the Land Use Ordinance. The motion was seconded by Paul Rasmussen with a caveat that the commissioners figure out a system to police each permit and provide enforcement, and the motion passed.

Motion is made by Paul Rasmussen to approve proposed amendments to 14.76.365 to the Wildland Urban Interface Code. The motion was seconded by Nathan Palmer, and the motion passed.

APPROVAL OF MINUTES

Motion was made by Nathan Palmer to approve the Planning Commission minutes of March 11, 2015 with minor corrections. The motion was seconded by Gene Jacobson, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Leon Day. The motion was seconded by Loren Thompson and the motion passed.

The meeting adjourned at 8:00 P.M.